



PITLESSIE

FIFE

Situated in the heart of Fife, Pitlessie is a quaint village surrounded by rolling hills and picturesque countryside. The village itself is home to The Village Inn – a traditional, family-run pub and restaurant – and more extensive amenities can be found in nearby Cupar, some 4 miles away.

Here you'll find supermarkets, a Post Office, a GP surgery, pharmacies, high-street stores, independent retailers, hair and beauty salons, pubs, restaurants and takeaways. Cupar is also home to Cupar Sports Centre, which offers a gym, a swimming pool, fitness classes, football pitches and squash courts. If being outdoors is more your thing, the countryside surrounding Pitlessie provides the perfect setting for a leisurely stroll, run, or cycle and there are several golf courses all with easy reach, including Elmwood Golf, Kingarrock and Cupar Golf Club, to name just a few. Primary schooling is catered for in the village at Pitlessie Primary School, with secondary schooling provided at Bell Baxter High School in Cupar. Pitlessie lies close to nearby road links, whilst several bus services pass through the village. Cupar train station operates direct services to Edinburgh and Arbroath.









Nestled in a small, exclusive development of three unique houses on the edge of Pitlessie, this custom-built detached cottage enjoys four bedrooms, two bathrooms, numerous reception rooms and contemporary interiors, plus vast garden grounds, a detached double garage, a workshop and a generous driveway.

Set behind a gravelled driveway, the front door opens into a spacious entrance hall with two built-in storage cupboards. Leading off the hall through double doors and boasting a wonderfully sunny aspect is the first of several reception rooms: the vast living room.

Enjoying neutral décor enhanced by comfortable fitted carpet and classic coving, this elegant reception room offers plenty of space for various furniture configurations and flows through to a formal dining room via a wide archway. Presenting the perfect setting for family meals and entertaining, the dining room would comfortably accommodate an eight-seat table and features French doors opening onto the rear garden. Next door and also enjoying a sunny aspect is the open-plan family room, sunroom and dining kitchen. The family room and sunroom allow flexible scope for relaxing and entertaining, and boast an impressive skylight and triple-aspect windows onto the rear garden respectively. Incorporating a fitted dining table – ideal for busy morning breakfasts and casual weeknight dining – the sleek kitchen comprises a selection of gloss-white cabinets and wood-styled worktops, and features a luxurious instant boiling water tap. The range of integrated appliances includes a waist-height electric oven, an eye-level microwave, an induction hob and a dishwasher; space for a fridge freezer is also included. The dining kitchen further benefits from a back door to the garden, plus a walk-in pantry cupboard and a separate utility room housing further fitted cabinetry, a clothes pulley and space for laundry appliances. A staircase from the utility room leads up to a versatile mezzanine level overlooking the family room.

FEATURES

- Unique detached cottage
- Entrance hall with storage
- Four flexible reception rooms
- Contemporary dining kitchen
- Mezzanine-level home office
- Three double bedrooms
- One single bedroom
- En-suite shower room
- Four-piece family bathroom
- Utility room and workshop
- Landscaped garden grounds
- Double garage and driveway
- Oil-fired central heating
- Double-glazed windows





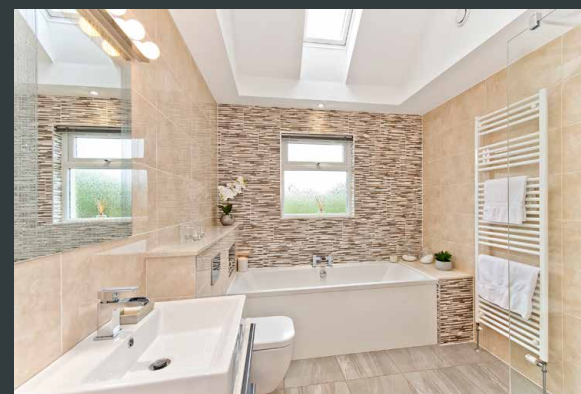
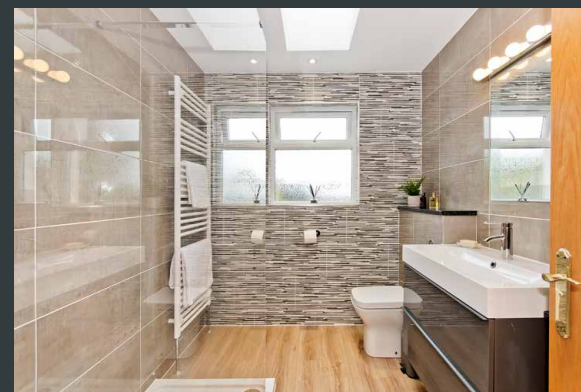


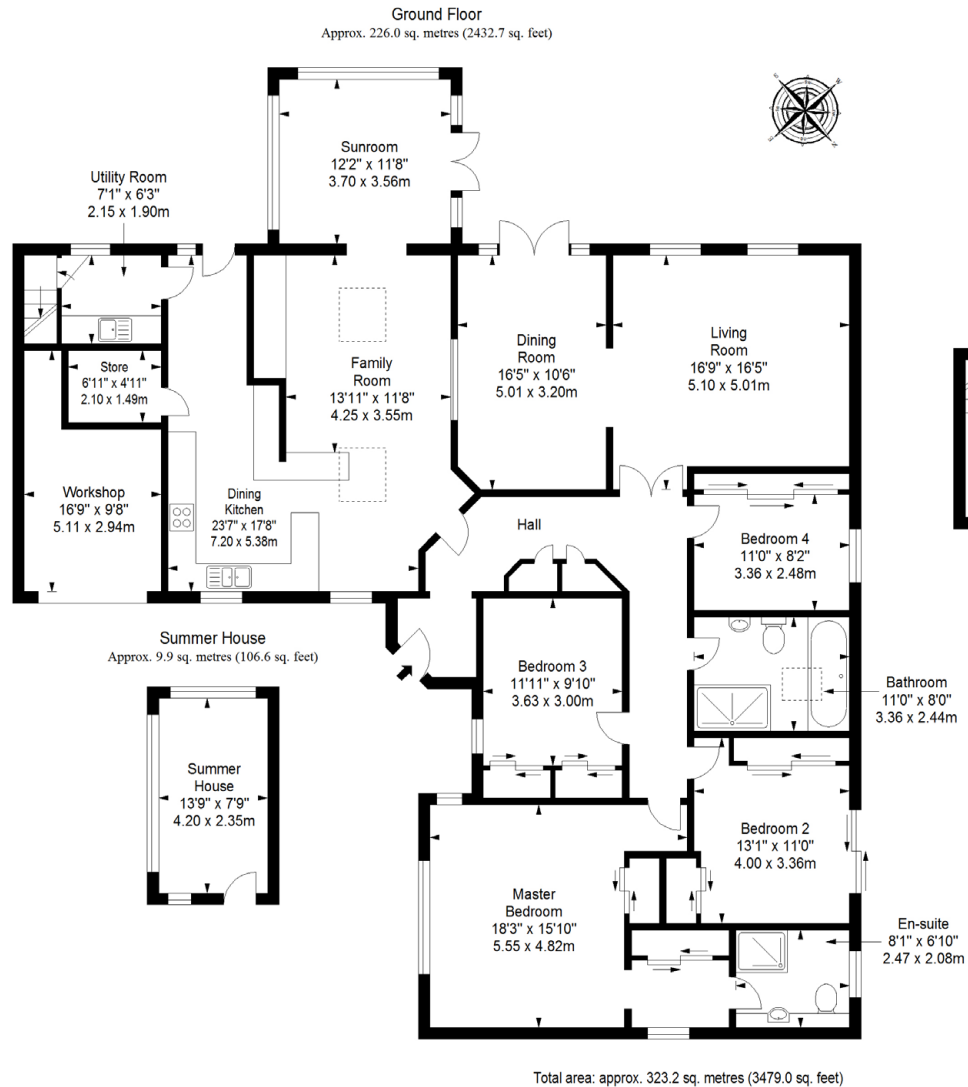
The cottage accommodates three generous double bedrooms and a spacious single bedroom. All three double bedrooms enjoy built-in wardrobes, while the sumptuous master bedroom further benefits from a walk-through dressing area leading to a luxurious en-suite shower room. Completing the cottage is a luxurious four-piece family bathroom. Oil-fired central heating and double glazing ensure year-round comfort and efficiency.

Outside, the cottage is accompanied by delightful gardens to the side and rear comprising a vast lawn interspersed with trees, shrubbery and beds, plus a paved and gravelled patio area, wraparound decking, a summer house and a sheltered barbecue area with built-in seating. Excellent private parking is provided by a generous driveway and a detached double garage. The garage has the potential to be converted into a self-contained annexe, subject to consent.

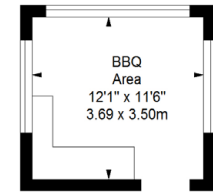
EPC Rating - D.

Extras: All fitted floor and window coverings, light fittings and integrated appliances to be included in the sale. Fridge freezer, washing machine, tumble dryer, barbecue and microwave from barbecue area available by separate negotiation. Some furniture may also be available by separate negotiation.

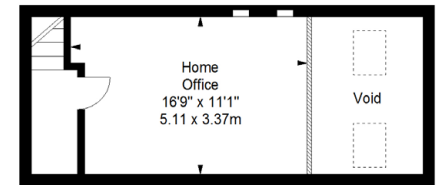




BBQ Area
Approx. 13.0 sq. metres (139.9 sq. feet)



First Floor
Approx. 20.3 sq. metres (218.5 sq. feet)



Double Garage
Approx. 54.0 sq. metres (581.3 sq. feet)

